

Planning Committee

Monday 15 June 2020

2.00 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No.1

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Item No: 5.1	Classification: Open	Date: 15 June 2020 2pm	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Borough & Bankside	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 6.1 – 19/AP/0830 - Landmark Court Land Bounded By Southwark Street
Redcross Way And Cross Bones Graveyard London SE1

Update to the summary of consultation responses

3. At the time of writing the Committee Report, 22 unique comments had been received: 13 in objection (of which one was a petition), 3 in support and 6 neutral. The Committee Report refers to these 22 representations in paragraphs 5, 6, 349 and 350. The representations are also listed in Appendix 1 of the Committee Report.
4. Since the Committee Report was published, 6 additional representations have been received, comprising 5 in objection and 1 in support.
5. No new material planning considerations were raised by these additional representations. The objections were concerned with:
 - the number of dwellings and affordable dwellings;
 - the massing, bulk, height, layout and detailed design of the development;
 - potential loss of daylight and sunlight;
 - an apparent conflict with local plan policies, and;
 - ecological impacts.
6. A summary of consultation responses is provided below to reflect these updates:

In Objection	Neutral	In Support	Total
18	6	4	28

Correction to paragraph 116 of the committee report

7. Paragraph 116 of the Report, which discusses the diversity of the retail offer, contains a sentence that was accidentally truncated. The sentence should have read as follows (amendment in bold):

*“The concerns about diversity of the retail offer **are noted**. To ensure there is no oversaturation of any one use, conditions are recommended to limit the number of units that can be used for Class A4 and D2 purposes, and optimise the number that can be used for Class A1 purposes.*

Update to the carbon offset fund contribution

8. Paragraph 334 of the Committee Report summarises the shortfall in savings relative to London Plan targets. However, the applicant has since provided an addendum to the original energy strategy. The addendum, the findings of which are considered to be sound, demonstrates that the carbon associated with the non-domestic buildings would improve from 17 tonnes per year to 6 tonnes per year. This saving reduces the offset payment from £30,611 to £10,722.
9. As such, paragraph 334 should read (amendment in bold):

*“This generates a **£50,621** in-lieu payment, which breaks down as:*

- ***£10,722** for the non-domestic element (17 tonnes per year at a rate of £60/tonne for 30 years)*
- *£32,686 for the new-build domestic element (18 tonnes per year at a rate of £60/tonne for 30 years)*
- *£7,213 for the refurbished domestic buildings (4 tonnes per year at a rate of £60/tonne for 30 years)”*

10. These changes equally apply to the “CARBON OFFSET” contribution listed in the planning obligations table (paragraph 340 of the Committee Report).
11. The approved documents/drawings list at the beginning of the draft decision notice has also been updated to make reference to the addendum.

Riverboat obligation

12. Paragraph 375 of the committee report discusses the consultation and re-consultation responses from the council’s transport policy team. The team suggested that a financial contribution towards improvements to the riverboat service may be justified. At the time of completing the Committee Report, the matter was still under discussion with Transport for London.
13. In the interim, it has been confirmed that no contribution is required. This is because a methodology and charging formula for contributions towards riverboat services has not yet been agreed between the council and TfL.

Alternative archaeological approach

14. In May 2020, the applicant contacted the council expressing an interest in conducting the archaeological fieldwork at Landmark Court (involving excavating

the remaining localised pockets of archaeology that survive on the areas proposed for development) in advance of planning permission being granted.

15. The applicant set out their proposals in a Written Scheme of Investigation (WSI) and a statement of justification. Having now considered both of these documents, the council's Archaeologist is comfortable with the archaeological work starting early. He has advised the applicant to submit the WSI for the excavation together with a statement from MoLA confirming that agreement for the excavation and post excavation works have been reached, including a bond. The developer can then be bound to these commitments through a Unilateral Undertaking. The Unilateral Undertaking would be secured outside the planning process.
16. With this alternative archaeological approach now agreed, changes as follows are to be made to the draft conditions:
 - Condition 5 (Archaeological Evaluation) has been omitted from the updated draft decision notice. This is because, based upon the material in the planning file and the more recent work undertaken on site, the council's Archaeologist sees no need for more evaluation works.
 - Condition 13 (Archaeology Public Engagement Programme) has been re-worded to enable a more flexible community engagement methodology given the constraints presented by COVID-19.
 - The production of a Popular Publication has been incorporated into Condition 65 (Archaeology Reporting Site Work). A definition of 'Popular Publication' has been included as a new informative at the end of the updated draft decision notice.

Update from Historic England, and new recommended condition in response

17. As set out in the Committee Report, although Historic England was re-consulted on the design changes made by the applicant in November 2019, no response was received from this organisation. Historic England was notified upon publication of the Committee Report, to which Historic England replied. The full response has been uploaded in full to the Planning Register.
18. In summary, the response was broadly supportive, saying: *"we continue to support [the buildings'] design and proportions which we consider respond successfully to the commercial warehouse character found in this part of the conservation area"* and *"Overall, Historic England considers these revisions to be a slight improvement on what we previously reviewed"*.
19. The response advised that *"in the event of planning permission being granted, we would urge your council to ensure that appropriate safeguards are in place to ensure that the unlisted warehouse at 15 Southwark Street (which we consider to be a non-designated heritage asset, and a positive contributor to the Borough High Street Conservation Area) will be retained and refurbished as part of the masterplan development and ideally prioritised as part of the phasing programme"*.

20. The applicant has agreed to a condition (to be Condition 68) requiring that 15 Southwark Street is completed and ready for occupation not later than the new build homes. The recommended wording is as follows:

PRIORITISATION OF THE RESTORATION OF 15 SOUTHWARK STREET

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

Prior to first occupation of any of the dwellings within the Residential East Block, the restoration of no. 15 Southwark Street shall have been completed such that the commercial unit at ground/basement levels and all four dwellings are ready for occupation, and evidence of the Final Completion Certificate (or suitable alternative documentary evidence, as agreed with the Local Planning Authority) shall be submitted to for approval in writing by the Local Planning Authority.

Reason:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the timely restoration of no. 15 Southwark Street, which makes a positive contribution to the Borough High Street Conservation Area, all in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.15 (Conservation of the Historic Environment), 3.16 (Conservation Areas), and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Southwark Plan 2007.

New recommended condition relating to the re-use of existing timber panelling

21. At the site visit on 10.06.2020, Members noted some historic wooden panelling and suggested the feasibility of incorporating it into the new build be explored. The applicant has agreed to a new condition (to be Condition 67) to achieve this end. The recommended wording is as follows:

CONDITION AND RELOCATION FEASIBILITY STUDY OF PANELLING

The applicant shall undertake a Condition and Relocation Feasibility Study of the wooden panelling located between 25-33 Southwark Street and the railway viaduct. The Study shall review the feasibility of removing the wooden panelling and incorporating it into the approved scheme.

Prior to any above grade works commencing, the Study shall be submitted for approval by the Local Planning Authority.

If the Study concludes that the panelling is capable of re-use, details of the removal, restoration and incorporation within the approved scheme shall be submitted to and approved by the Local Planning Authority prior to removal of the panelling.

If the Study concludes that the panelling cannot be re-used/retained, evidence justifying the removal shall be submitted to and approved by the Local Planning Authority prior to the removal of the panelling.

Reason:

In order that the Local Planning Authority may be satisfied that salvageable features of the site that are of historic and aesthetic value can be re-used in the construction of the development, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

Amendments to the wording of recommended conditions

22. The cycle hire temporary relocation condition (now Condition 14) has, for the avoidance of doubt, been re-worded to make reference to suspension and/or relocation of the docking points (the previous wording referred just to relocation).
23. The cycle storage condition (now Condition 30) has been amended to omit reference to specific number of cycle storage spaces, as this was an aspiration of the Transport Policy Team and GLA rather than a minimum policy requirement. Instead, the condition now focuses on quality of provision, stating that *“provision must comprise at least 10% in Sheffield cycle racks and must include at least 2 disabled and 2 cargo bicycle spaces”*.

Splitting some of the conditions to enable discharge in two phases

24. The developer intends to deliver Landmark Court as a single phase development. Notwithstanding, the LPA considers that there may be benefit to splitting some of the conditions into two parts to enable phased discharge. This will help avoid unnecessary delays should the developer wish to commence stages of certain buildings earlier than others.
25. The two parts in which the conditions would be split are:
 - BLOCK 01 – this comprises the Southwark Street Building, the Viaduct Building, the West Building and the Woods Yard Building together with the adjacent public spaces.
 - BLOCK 02 – this comprises the Residential East Building, 15 Southwark Street and St Margaret's Lane Workspace together with the adjacent public spaces.
26. Crossbones Burial Ground will be treated as an element separate from Block 01 and Block 02, and all the conditions relating to Crossbones will remain as per the original wording to ensure the building programme prioritises the works to the garden.
27. The updated draft decision notice is provided in full at the end of this Addendum Report. A plan showing the how the scheme has been parcelled into Block 01 and Block 02 is provided below.



Figure 1: Subdivision of site for the purposes of phasing conditions, showing Block 01 edged in green and Block 02 edged in red. Crossbones is identified separately, edged in black.

Background Papers	Held At	Contact
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

DRAFT DECISION NOTICE

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



www.southwark.gov.uk

LBS Reg. No.: 19/AP/0830

Date of Issue of Decision:

Applicant TLD (Landmark Court) Limited, TTL Landmark Court Properties

Planning Permission was GRANTED WITH LEGAL AGREEMENT for the following development:

Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.

At Landmark Court Land Bounded By Southwark Street Redcross Way And Cross Bones Graveyard London SE1

In accordance with the valid application received on 27 March 2019 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

CONDITIONS

Permission is subject to the following Approved Plans Condition:

- The development shall be carried out in accordance with the following approved plans:

Reference no. / Plan or document name / Revision or version / Date of document / Produced by

- | | |
|-----------------|---|
| 16235_00_07_002 | - DEMOLITION PLAN SITE - REVISION P2 - DATED 26.03.2019 |
| 16235_00_07_008 | - PROPOSED LEVELS PLAN SITE - REVISION 2 - DATED 26.03.2019 |
| 16235_00_07_099 | - BASEMENT FLOOR PLAN MASTERPLAN - REVISION 2 - DATED |

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26.03.2019
• 16235_00_07_110 - ROOF PLAN MASTERPLAN - REVISION P3 - DATED 13.09.2019
• 16235_00_07_200 - PROPOSED ELEVATIONS MASTERPLAN - REVISION P3 - DATED 13.09.2019
• 16235_00_07_300 - PROPOSED SECTION AA MASTERPLAN - REVISION P3 - DATED 13.09.2019
• 16235_00_07_301 - PROPOSED SECTION BB MASTERPLAN - REVISION P3 - DATED 13.09.2019
• 16235_00_07_302 - REVISION P3 - PROPOSED SECTION CC GENERAL ARRANGEMENT - DATED 13.09.2019
• 16235_00_07_100_A- With Section Lines - REVISION P1 - GROUND FLOOR PLAN MASTERPLAN - DATED 22.05.2020
• 16235_00_07_600 - REVISION P3 - PROPOSED LANDSCAPE GROUND FLOOR PLAN MASTERPLAN - DATED 13.09.2019
• 16235_00_07_610 - REVISION P3 - PROPOSED LANDSCAPE TERRACES PLAN MASTERPLAN - DATED 13.09.2019
• 16235_00_07_620 - REVISION P3 - PROPOSED CROSSBONES ELEVATION MASTERPLAN - DATED 13.09.2019
• 16235_01_07_200 - REVISION P3 - NORTH ELEVATION OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_201 - REVISION P3 - SOUTH AND EAST ELEVATIONS OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_202 - REVISION P3 - SOUTH AND EAST ELEVATIONS OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_203 - REVISION P3 - WEST ELEVATIONS OFFICE ELEVATIONS - DATED 13.09.2019
• 16235_01_07_400 - REVISION P3 - BAY STUDY_SOUTHWARK STREET BUILDING OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_401 - REVISION P3 - BAY STUDY-VIADUCT BUILDING OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_402 - REVISION P3 - BAY STUDY_WEST BUILDING OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_403 - REVISION P3 - BAY STUDY_WOODS YARD BUILDING OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_404 - REVISION P3 - BAY STUDY_UNION BUILDING OFFICE BUILDING - DATED 13.09.2019
• 16235_01_07_405 - REVISION P3 - BAY STUDY_COURTYARD OFFICE BUILDING - DATED 13.09.2019
• 16235_02_07_101 - REVISION P3 - FIRST AND SECOND FLOOR PLAN 15 SOUTHWARK ST - DATED 13.09.2019
• 16235_02_07_103 - REVISION P3 - THIRD AND FOURTH FLOOR PLAN 15 SOUTHWARK STREET - DATED 13.09.2019
• 16235_02_07_200 - REVISION P3 - PROPOSED ELEVATIONS 15 SOUTHWARK STREET - DATED 13.09.2019
• 16235_04_07_100 - REVISION P3 - GROUND FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_101 - REVISION P3 - FIRST FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_102 - REVISION P3 - SECOND FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019

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• 16235_04_07_103 - REVISION P3 - THIRD FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_104 - REVISION P3 - FOURTH FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_105 - REVISION P3 - FIFTH FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_106 - REVISION P3 - SIXTH FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_107 - REVISION P3 - SEVENTH FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_108 - REVISION P3 - ROOF FLOOR PLAN RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_200 - REVISION P3 - PROPOSED ELEVATIONS 01 OF 02 RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_201 - REVISION P3 - PROPOSED ELEVATIONS 02 OF 02 RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_400 - REVISION P3 - BAY STUDY_SOUTH ELEVATION RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_401 - REVISION P3 - BAY STUDY_COURTYARD ELEVATION RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_04_07_402 - REVISION P3 - BAY STUDY_EAST ELEVATION RESIDENTIAL EAST BUILDING - DATED 13.09.2019
• 16235_05_07_200 - REVISION P2 - PROPOSED ELEVATIONS WORKSPACE BUILDING - DATED 26.03.2019
• 16235_05_007_400 - REVISION P2 - BAY STUDY_NORTH ELEVATION WORKSPACE BUILDING - DATED 26.03.2019
• 16235_00_07_105 - FIFTH FLOOR PLAN MASTERPLAN - REVISION P2 - DATE 26.03.2019
• 16235_00_07_106 - SIXTH FLOOR PLAN MASTERPLAN - REVISION P2 - DATE 26.03.2019
• 16235_00_07_107 - SEVENTH FLOOR PLAN MASTERPLAN - REVISION P2 - DATE 26.03.2019
• 16235_00_07_108 - EIGHTH FLOOR PLAN MASTERPLAN - REVISION P2 - DATE 26.03.2019
• 16235_00_07_109 - NINTH FLOOR PLAN MASTERPLAN - REVISION P2 - DATE 26.03.2019
• DESIGN AND ACCESS STATEMENT ADDENDUM - DATED OCTOBER 2019 - PRODUCED BY ALLIES AND MORRISON
• DESIGN AND ACCESS STATEMENT - DATED MARCH 2019 - PRODUCED BY ALLIES AND MORRISON [EXCLUDING THOSE SECTIONS THAT HAVE BEEN SUPERSEDED BY THE OCTOBER 2019 ADDENDUM]
• TOWNSCAPE AND VISUAL IMPACT ASSESSMENT - DATED OCTOBER 2019 - PRODUCED BY ALLIES AND MORRISON
• HERITAGE STATEMENT - ADDENDUM - DATED OCTOBER 2019 - PRODUCED BY ALLIES AND MORRISON
• FLOOD RISK ASSESSMENT - 4232-REP-C-001 - REVISION P02 - DATED MARCH 2019 - PRODUCED BY ROBERT BIRD GROUP
• NOISE AND VIBRATION STATEMENT - DATED MARCH 2019 - PRODUCED BY AECOM
• LANDMARK COURT ENERGY STRATEGY (INCLUDING APPENDICES A TO K) -

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REVISION V2.1 - DATED 15.11.2019 - PRODUCED BY AECOM [EXCLUDING THOSE PARTS OF THE STRATEGY AND APPENDICES SUPERSEDED BY THE ADDENDUM DATED 07.04.2020, WHICH IS LISTED SEPARATELY ON THIS DECISION NOTICE]
• LANDMARK COURT ENERGY STRATEGY ADDENDUM (INCLUDING APPENDICES A AND B) - REVISION V1 - DATED 07.04.2020 - PRODUCED BY AECOM
• REPORT ON ARCHAEOLOGICAL EVALUATION - ISSUE NO. 1 - DATED 25.03.2019 - PRODUCED BY MOLA
• ENGAGEMENT SUMMARY TEMPLATE FOR THE DEVELOPMENT CONSULTATION CHARTER (VALIDATION REQUIREMENT) - UNDATED - PRODUCED BY LICHFIELDS
• INTERNAL DAYLIGHT AND SUNLIGHT REPORT - REL_19_5644_DSD - ISSUE NO. 04 - DATED 26.09.2019 - PRODUCED BY GIA
• INTERNAL DAYLIGHT AND SUNLIGHT REPORT ADDENDUM LETTER - 5644 - DATED 22.10.2019 - PRODUCED BY GIA
• ADDENDUM LETTER TO DAYLIGHT AND SUNLIGHT ASSESSMENT - 5644 - DATED 21.06.2019 - PRODUCED BY GIA
• DAYLIGHT AND SUNLIGHT REPORT - 5644 - DATED 08.03.2019 - PRODUCED BY GIA
• BAT EMERGENCE SURVEY FOR 15 SOUTHWARK STREET - REVISION V1 - DATED 28.05.2019 - PRODUCED BY AECOM
• LANDSCAPING AND ECOLOGY MANAGEMENT PLAN - REVISION V3 - DATED 07.03.2019 - PRODUCED BY AECOM
• AIR QUALITY IMPACT ASSESSMENT - REVISION 3 - DATED 07.03.2019 - PRODUCED BY AECOM
• BAT BUILDING INSPECTION FOR 15 SOUTHWARK STREET - REVISION V3 - DATED 07.03.2019 - PRODUCED BY AECOM
• BASEMENT IMPACT ASSESSMENT - 4232-REP-C-003 - REV P02 - DATED 28.02.2019 - PRODUCED BY ROBERT BIRD GROUP
• ECONOMIC BENEFITS ASSESSMENT - 17215846V1 - DATED MARCH 2019 - PRODUCED BY LICHFIELDS
• HISTORIC ENVIRONMENT STATEMENT - NGR 532484 180100 - ISSUE NO. 3 - DATED 28.02.2019 - PRODUCED BY MOLA
• INVASIVE NON-NATIVE SPECIES MANAGEMENT PLAN - REVISION V3 - DATED 07.03.2019 - PRODUCED BY AECOM
• PRELIMINARY ECOLOGICAL APPRAISAL - REVISION V5 - DATED 07.03.2019 - PRODUCED BY AECOM
• SITE CONTAMINATION SUMMARY - 4232-REP-S-004 - REVISION P01 - DATED 07.03.2019 - PRODUCED BY ROBERT BIRD GROUP
• STATEMENT ON SOLAR GAIN - 6644 - REVISION A - DATED 27.02.2019 - PRODUCED MARCH 2019
• DRAINAGE STRATEGY - 4232-REP-C-002 - REVISION P03 - DATED 01.03.2019 - PRODUCED BY ROBERT BIRD GROUP
• PLANNING STATEMENT - DATED MARCH 2019 - PRODUCED BY LICHFIELDS
• HERITAGE STATEMENT - DATED MARCH 2019 - PRODUCED BY ALLIES AND MORRISON [EXCLUDING THOSE SECTIONS THAT HAVE BEEN SUPERSEDED BY THE OCTOBER 2019 ADDENDUM]
• OUTLINE CONSTRUCTION MANAGEMENT PLAN - REVISION 05 - DATED 07.03.2019 - PRODUCED BY A.I.A. CONSULTING
• TRANSPORT ASSESSMENT - REVISION 1 - DATED 01.03.2019 - PRODUCED BY AECOM
• INTERIM OFFICE TRAVEL PLAN - REVISION 1 - DATED 01.03.2019 - PRODUCED BY

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AECOM
<ul style="list-style-type: none"> • ARBORICULTURAL IMPACT ASSESSMENT - REVISION D1 - DATED 26.02.2019 - PRODUCED BY AECOM
<ul style="list-style-type: none"> • LANDMARK COURT: WOODS YARD FURTHER INFORMATION [COMPRISING DRAWINGS 60570756_PR01 (REV A) AND 60570756_Dim01] - REVISION 1 - DATED 20.11.2019 - PRODUCED BY AECOM
<ul style="list-style-type: none"> • OPERATIONAL WASTE AND RECYCLING MANAGEMENT STRATEGY - DATED MARCH 2019 - PRODUCED BY AECOM [EXCLUDING APPENDIX C, WHICH WAS AMENDED IN OCTOBER 2019 AND IS LISTED SEPARATELY ON THIS DECISION NOTICE]
<ul style="list-style-type: none"> • APPENDIX C TO THE OPERATIONAL WASTE AND RECYCLING MANAGEMENT STRATEGY [COMPRISING THREE ITERATIONS OF DRAWING 60570756_APPENDIX C] - DATED OCTOBER 2019 - PRODUCED BY AECOM

Reason:

For the avoidance of doubt and in the interests of proper planning.

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

No demolition shall take place until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate specific environmental impacts

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(e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.)

- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement the ICE Demolition Protocol and Southwark's Considerate Contractor Scheme;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;
- On-site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.), and;
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations etc.).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>;
- S61 of Control of Pollution Act 1974;
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from groundborne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- Relevant EURO emission standards to comply with the London Mayor's Supplementary Planning Guidance relating to Non-Road Mobile Machinery (NRMM) and site registration (<http://nrmm.london/>);
- Relevant CIRIA practice notes, and;
- BRE practice notes.

All demolition work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance in writing by the Local Planning Authority.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

No demolition shall take place until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best

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endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate specific environmental impacts (e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.)
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement the ICE Demolition Protocol and Southwark's Considerate Contractor Scheme;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;
- On-site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.), and;
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations etc.).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-andantisocial-behaviour/construction-noise>;
- S61 of Control of Pollution Act 1974;
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from groundborne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- Relevant EURO emission standards to comply with the London Mayor's Supplementary Planning Guidance relating to Non-Road Mobile Machinery (NRMM) and site registration (<http://nrmm.london/>);
- Relevant CIRIA practice notes, and;
- BRE practice notes.

All demolition work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance in writing by the Local Planning Authority.

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To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

4. DEMOLITION LOGISTICS PLAN**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

No demolition works shall begin until a Demolition Logistics Plan, to be developed in liaison with Transport for London, to manage all freight vehicle movements to and from the site, has been submitted to and approved by the Local Planning Authority. The Demolition Logistics Plan shall identify all efficiency and sustainability measures that will be taken during demolition of this development. The development, with the exception of on-site enabling works shall not be carried out other than in accordance with the approved Demolition Logistics Plan or any amendments thereto.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

No demolition works shall begin until a Demolition Logistics Plan, to be developed in liaison with Transport for London, to manage all freight vehicle movements to and from the site, has been submitted to and approved by the Local Planning Authority. The Demolition Logistics Plan shall identify all efficiency and sustainability measures that will be taken during demolition of this development. The development, with the exception of on-site enabling works shall not be carried out other than in accordance with the approved Demolition Logistics Plan or any amendments thereto.

Reason:

To ensure that demolition works do not have an adverse impact on the transport network and to minimise the impact of demolition activities on local air quality, in accordance with: Policies 6.11 (Smoothing Traffic Flow and Tackling Congestion), 6.12 (Road Network Capacity) and 7.14 (Improving Air Quality) of the London Plan 2016.

5. DESIGN AND METHOD STATEMENTS FOR BASE AND BELOW-GROUND STRUCTURAL ELEMENTS**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) Prior to commencement of any works (with the exception of demolition to

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ground level), detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- include prior approval from London Underground before commencing any works for the relevant stage of the development
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof and
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

b) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

a) Prior to commencement of any works (with the exception of demolition to ground level), detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- include prior approval from London Underground before commencing any works for the relevant stage of the development
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof and
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

b) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground

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transport infrastructure, in accordance with: the National Planning Policy Framework 2019; Table 6.1 of Chapter 6 (London's Transport) and Policy 6.1 (Strategic Approach) of the London Plan 2016; draft Policy T3 (Transport Capacity, Connectivity and Safeguarding) from the 'Intend to Publish' version of the New London Plan, to which some weight can be attributed, and; 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

6. CONTAMINATION INVESTIGATION, RISK ASSESSMENT AND REMEDIATION STRATEGY

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) Prior to commencement of any works (with the exception of demolition to ground level), a site investigation and risk assessment shall be completed that assesses the nature and extent of any contamination on the site, irrespective of whether it originates on the site.

i) The Phase 1 (comprising desk study, site categorisation, sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, an options appraisal and detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation

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and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

In processing applications to discharge any of the four component parts listed above, the Local Planning Authority shall do so in liaison with the Environment Agency.

Any changes to these components require the express consent of the Local Planning Authority.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

a) Prior to commencement of any works (with the exception of demolition to ground level), a site investigation and risk assessment shall be completed that assesses the nature and extent of any contamination on the site, irrespective of whether it originates on the site.

i) The Phase 1 (comprising desk study, site categorisation, sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, an options appraisal and detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in

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writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

In processing applications to discharge any of the four component parts listed above, the Local Planning Authority shall do so in liaison with the Environment Agency.

Any changes to these components require the express consent of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters (owing to this site being located over a Secondary Aquifer and potentially affected by historic contamination), property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

7. FINAL CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), a Final Construction Environmental Plan (CEMP) shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts (hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.);
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;

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- Site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.);
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

All construction work shall be undertaken in strict accordance with the approved Final CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), a Final Construction Environmental Plan (CEMP) shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts (hoarding height and density, acoustic screening, sound insulation, dust control

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measures, emission reduction measures, location of specific activities on site, etc.);

- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.);
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

All construction work shall be undertaken in strict accordance with the approved Final CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with: the National Planning Policy Framework (2019); Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

8. DRAINAGE STRATEGY

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), the applicant shall submit full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units and details of flow control measures shall be submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water runoff rates as detailed in the Drainage Strategy prepared by Robert Bird (dated 01.03.2019) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance.

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

The site drainage must be constructed to the approved details.

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), the applicant shall submit full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units and details of flow control measures shall be submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water runoff rates as detailed in the Drainage Strategy prepared by Robert Bird (dated 01.03.2019) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance.

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with: the National Planning Policy Framework 2019; Policy 5.13 (Sustainable Drainage) of the London Plan 2016; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment 2017.

9. UPDATE TO THE BASEMENT IMPACT ASSESSMENT**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), and once groundwater levels are identified by on site ground investigation, the applicant shall submit an update to the Basement Impact Assessment to be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be constructed to the approved details.

Further details on the preparation of BIA's for flood risk can be found in Appendix I to Southwark's Strategic Flood Risk Assessment: www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate and risk based in terms of flooding.

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), and once groundwater levels are identified by on site ground investigation, the applicant shall submit an update to the Basement Impact Assessment to be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be constructed to the approved details.

Further details on the preparation of BIA's for flood risk can be found in Appendix I to Southwark's Strategic Flood Risk Assessment: www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate and risk based in terms of flooding.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment 2017.

10. ARCHAEOLOGICAL BASEMENT AND FOUNDATION DESIGN

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Prior to commencement of any works (with the exception of archaeological and geotechnical works, following demolition of structures to ground level) a detailed scheme showing the complete scope and arrangement of the basement and foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out other than in accordance with any such approval given.

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Prior to commencement of any works (with the exception of archaeological and geotechnical works, following demolition of structures to ground level) a detailed scheme showing the complete scope and arrangement of the basement and foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out other than in accordance with any such approval given.

Reason:

In order that details of the basement, foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

11. PROGRAMME OF ARCHAEOLOGICAL MITIGATION

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

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Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological

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mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

12. ARCHAEOLOGY PUBLIC ENGAGEMENT PROGRAMME

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

i) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;

ii) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

iii) Details of events and activities to include, but not be limited to, blogs detailing finds and results of the excavation updated as material is found on site, video presentations and other works as specified in the programme, including details of publicity of the work to the local community and relevant community archaeology organisations;

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the details approved by the Local Planning Authority referred to in parts a.i and a.ii of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the activities committed to in the programme of public engagement events (referred to in part a.iii) shall be carried out.

d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby consented. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

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a) Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

i) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;

ii) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

iii) Details of events and activities to include, but not be limited to, blogs detailing finds and results of the excavation updated as material is found on site, video presentations and other works as specified in the programme, including details of publicity of the work to the local community and relevant community archaeology organisations;

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the details approved by the Local Planning Authority referred to in parts a.i and a.ii of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the activities committed to in the programme of public engagement events (referred to in part a.iii) shall be carried out.

d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby consented. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason:

To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

13. INTERNAL NOISE LEVELS FOR THE RESIDENTIAL UNITS

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a) The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

- Bedrooms: 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *
- Living rooms: 35dB LAeq T #
- Dining room - 40 dB LAeq T #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

A report shall be submitted in writing to and approved by the Local Planning Authority demonstrating that the design of the units will achieve compliance with these standards.

b) The approved scheme shall be implemented prior to the commencement of the residential use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given.

c) Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

14. CYCLE HIRE TEMPORARY RELOCATION

The requirement to temporarily suspend and/or relocate any cycle hire docks at the Hop Exchange during the construction phases will be reviewed as part of the Construction Logistics Plan and discussed with TfL.

In the event that temporary re-provision is required by TfL, prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations) a Cycle Hire Temporary Relocation Strategy identifying how the docking points will be re-provided on a temporary basis at the cost of the applicant shall be submitted to and receive approval from the Local Planning Authority (who will consult with TfL).

Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), any relocated docking points shall be in place and operational, in full accordance with the approved details set out in the Strategy.

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The facilities shall remain in place and operational without interruption until the original docking station at the Hop Exchange is reinstated and operational.

Reason:

To ensure that adequate cycle hire facilities continue to be available in this location throughout the duration of the Hop Exchange docking point being unavailable, in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

15. PARAPET AND PLANT SCREEN DRAWINGS**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Notwithstanding the details shown on the drawings hereby approved, revised details of the parapet and plant screen on the Viaduct Building and West Building, shall be submitted to and approved in writing by the Local Planning Authority to show the amended parapet and revised plant screen. Such details shall be submitted before the development hereby consented is commenced (with the exception of demolition to ground level and site/archaeology investigations), and the development shall not be carried out other than in accordance with the approved scheme.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

16. CONSTRUCTION LOGISTICS PLAN**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Prior to commencement of any works (with the exception of demolition and site/archaeology investigations), a Construction Logistics Plan developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

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The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at
<http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

Prior to commencement of any works (with the exception of demolition and site/archaeology investigations), a Construction Logistics Plan developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at
<http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: Policies 6.11 (Smoothing Traffic Flow and Tackling Congestion), 6.12 (Road Network Capacity) and 7.14 (Improving Air Quality) of the London Plan 2016.

Permission is subject to the following Grade Condition(s)

17. SECURED BY DESIGN

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to

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occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

18. BAT AND BIRD NESTING FEATURES

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Before any above grade works begin of the relevant building in which the features would be installed, details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design. In total across the development (Block 01 and Block 02), no fewer than four bat tubes and four bird boxes shall be provided.

Prior to the first occupation of the building to which they form part, the bat tubes and bird boxes shall be installed strictly in accordance with the details so approved. Once completed, all eight habitats shall be maintained as such thereafter.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

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Before any above grade works begin of the relevant building in which the features would be installed, details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design. In total across the development (Block 01 and Block 02), no fewer than four bat tubes and four bird boxes shall be provided.

Prior to the first occupation of the building to which they form part, the bat tubes and bird boxes shall be installed strictly in accordance with the details so approved. Once completed, all eight habitats shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 11 (Open Spaces and Wildlife) of the Southwark Core strategy; Policies 5.10 (Urban Greening) and 7.19 (Biodiversity and Access to Nature) of the London Plan 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

19. **HARD AND SOFT LANDSCAPING: ALL PARTS OF THE SITE EXCEPT HIGH-LEVEL OUTDOOR SPACE WITHIN THE MAIN RESIDENTIAL BUILDING AND CROSSBONES**

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Before any above grade works begin, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the Block 01 site not covered by buildings (to also exclude Crossbones Burial Ground) shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

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Before any above grade works begin, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the Block 02 site not covered by buildings (except for all external spaces at first floor level and higher within the main residential building (i.e. all fourth floor outdoor amenity space, the fifth floor outdoor amenity space, and all circulation space) and also excluding Crossbones Burial Ground) shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme for those parts of the site except the upper levels of the residential element and Crossbones Burial Ground, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

20. YOUNG PEOPLE'S PLAYSPACE: ALL PLAYSPACE EXCEPT THE HIGH-LEVEL PLAYSPACE WITHIN THE MAIN RESIDENTIAL BUILDING

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Before any above grade works begin, the applicant shall submit to and receive approval from the Local Planning Authority of details of all the young people's playspaces except for the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

The development shall not be carried out other than in accordance with any such approval given.

Prior to the occupation of any of the residential units within the development

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hereby consented, the play equipment shall be provided and available for use in accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

Before any above grade works begin, the applicant shall submit to and receive approval from the Local Planning Authority of details of all the young people's playspaces except for the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

The development shall not be carried out other than in accordance with any such approval given.

Prior to the occupation of any of the residential units within the development hereby consented, the play equipment shall be provided and available for use in accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with: the National Planning Policy Framework 2019 (in particular Chapters 5, 8, and 12); Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities) of the London Plan 2016; Strategic Policies 11 (Open Spaces and Wildlife) and 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

21. HARD AND SOFT LANDSCAPING: CROSSBONES

Before any above grade works begin, detailed drawings of a hard and soft landscaping scheme for Crossbones Burial Ground showing the treatment of all parts of the Crossbones site shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season

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following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Any application to discharge this condition shall be supported by evidence of pre-application consultation with the Non-Profit Organisation(s) appointed to take on responsibilities under lease for the long-term maintenance and management of Crossbones Burial Ground.

Reason:

So that the Council may be satisfied, firstly, with the details of the landscaping scheme specific to Crossbones, and secondly, that the scheme has been prepared in consultation with the organisation that will ultimately assume long-term management and maintenance responsibilities for the Burial Ground. This is in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design), 3.27 (Other Open Space) and 3.28 (Biodiversity) of the Southwark Plan 2007.

22. MATERIALS SCHEDULE AND ON-SITE PRESENTATION OF SAMPLES**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Before any above grade works begin (excluding demolition works), the Local Planning Authority's written approval of the following shall be required:

- 1) a materials schedule providing the specification of all relevant principle facing materials to be used in the development hereby consented shall be submitted to the Local Planning Authority, and;
- 2) sample panels of a suitable size of all external facing materials and surface finishes, including the materials to be used to enclose the rooftop plant, to be used in the carrying out of this permission shall be presented on site.

The development shall not be carried out other than in accordance with any such approval given.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Before any above grade works begin (excluding demolition works), the Local

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Planning Authority's written approval of the following shall be required:

- 1) a materials schedule providing the specification of all relevant principle facing materials to be used in the development hereby consented shall be submitted to the Local Planning Authority, and;
- 2) sample panels of a suitable size of all external facing materials and surface finishes, including the materials to be used to enclose the rooftop plant, to be used in the carrying out of this permission shall be presented on site.

The development shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

23. SECTION DETAIL-DRAWINGS

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to include at least:

- Facades;
- All entrances;
- Loading bay shutters;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any above grade works begin of the relevant building. The development shall not be carried out other than in accordance with any such approval given.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to

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include at least:

- Facades;
- All entrances;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any above grade works begin of the relevant building. The development shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

24. SPECIFICATION FOR THE REPAIR AND RESTORATION OF THE FRONT ELEVATION OF 15 SOUTHWARK STREET

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

A specification for the repair and restoration of the front elevation of 15 Southwark Street shall be submitted to the Local Planning Authority and approved in writing before any above grade restoration, repair and/or other works begin to the building. The development shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

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25. HARD AND SOFT LANDSCAPING: HIGH-LEVEL OUTDOOR SPACES WITHIN THE MAIN RESIDENTIAL BUILDING

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Before first occupation of any part of the residential block, detailed drawings of a hard and soft landscaping scheme showing the treatment of all external spaces at first floor level and higher within the main residential building (i.e. the fourth floor outdoor amenity space, the fifth floor outdoor amenity space, and all circulation spaces) shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme for the upper levels of the main residential building, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

26. VERTICAL SOUND TRANSMISSION BETWEEN RESIDENTIAL UNITS

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Pre-occupation testing of the separating floor shall be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 "Acoustics - Measurement of sound insulation in buildings and of building elements - Part 7: Field measurements of impact sound insulation of floors".

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To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental sources, in accordance with: the National Planning Policy Framework 2019; Strategic Policies 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

27. NOISE FROM AMPLIFIED MUSIC FROM ALL A3, A4 AND D2 USES**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the Local Planning Authority for approval.

b) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the Local Planning Authority for approval in writing.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

a) A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the Local Planning Authority for approval.

b) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises, in accordance with: the

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National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

28. COMMERCIAL KITCHEN EXTRACT VENTILATION FOR A3 AND A4 USES

Prior to the occupation of the relevant A3/A4 unit(s), full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out other than in accordance with any approval given.

Reason:

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of The Southwark Plan 2007.

29. CYCLE PARKING MANAGEMENT PLAN

Prior to first occupation of any part of the development hereby consented, a Cycle Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in liaison with Transport for London). The details with the Plan shall include:

- how policy compliant levels of cycle parking will be provided and maintained at all times accounting for the flexible use (and attendant differing cycle storage demands) of the nine Class A1/A2/A3/A4 and D2 commercial units, and;
- how the cycle parking facilities will be managed, serviced, maintained and allocated to users of the development and retained as such for the lifetime of the development.

Thereafter, the facilities shall be retained as set out within the approved Cycle Parking Management Plan.

Reason:

To ensure that an appropriate strategy is in place to provide an adequate level of bicycle parking for the benefit of the users of the various flexible use units within the development hereby consented, in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

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Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved drawings, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The provision must comprise at least 10% in Sheffield cycle racks and must include at least 2 disabled and 2 cargo bicycle spaces.

Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out other in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

31. DELIVERY AND SERVICING MANAGEMENT PLAN

Prior to first occupation of the development hereby consented, a Delivery and Servicing Management Plan (DSP) detailing how all parts of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall incorporate meaningful measures to reduce freight traffic over time and collective procurement, including consolidation of deliveries through this development's Facilities Management and/or off-site consolidation centres plus 'just in time' deliveries, in accordance with Transport for London's guidance, for instance through consolidation and collaboration

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

32. TRAVEL PLAN

Prior to the first occupation of any part of the commercial element of the development hereby consented, the applicant shall submit to and receive the

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Local Planning Authority's approval of a Travel Plan. The Travel Plan shall set out the measures to be taken to encourage the use of public transport and active modes by all users of the commercial element.

At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the commercial element of the development to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

33. PROVISION AND RETENTION OF DISABLED CAR PARKING SPACES

Prior to first occupation of any part of the development hereby consented, the two disabled car parking spaces approved shall be provided and be available for use by the occupiers and users of the premises. The facilities shall thereafter be retained and the two spaces used for no other purpose without the prior written consent of the Local Planning Authority.

Reason:

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development, in accordance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for the Mobility Impaired) of the Southwark Plan 2007.

34. ELECTRICAL VEHICLE CHARGING POINTS

Prior to first occupation of any part of the development hereby consented, details of the installation (including location and type) of at two electric vehicle charger points, one for each of the Blue Badge parking spaces in Woods Yard, shall be submitted to and approved in writing by the Local Planning Authority.

The approved electric vehicle charger points shall be installed prior to occupation of any part of the development.

The development shall not be carried out other than in accordance with any such approval given.

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To encourage more sustainable travel, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

35. PROVISION AND RETENTION OF THE COMMERCIAL REFUSE STORAGE FACILITIES

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Prior to first occupation of the commercial element of the development hereby consented, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers. These refuse storage facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Prior to first occupation of the commercial element of the development hereby consented, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers. These refuse storage facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and Policy 3.7 (Waste Reduction) of The Southwark Plan 2007.

36. BREEAM CERTIFICATION

BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby consented will, once completed, achieve the agreed 'Excellent' BREEAM Standards for the office, flexible retail space and workspace.

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b) Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' BREEAM Standards for the office, flexible retail space and workspace have been met.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

a) Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby consented will, once completed, achieve the agreed 'Excellent' BREEAM Standards for the flexible retail space and workspace.

b) Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' BREEAM Standards for the flexible retail space and workspace have been met.

Reason:

To ensure the proposal complies with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan 2007

**37. YOUNG PEOPLE'S PLAYSPACE: HIGH-LEVEL PLAYSPACE WITHIN THE
MAIN RESIDENTIAL BUILDING**

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

Before first occupation of any of any part of the residential block, the applicant shall submit to and receive approval from the Local Planning Authority of details of the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

The development shall not be carried out other than in accordance with any such approval given.

Prior to the occupation of any of the residential units within the development hereby consented, the play equipment shall be provided and available for use in

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accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with: the National Planning Policy Framework 2019 (in particular Chapters 5, 8, and 12); Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities) of the London Plan 2016; Strategic Policies 11 (Open Spaces and Wildlife) and 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

38. COMMUNAL AMENITY SPACE**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Prior to the occupation of any of the residential units within the development hereby consented, the communal amenity space shall be provided and available for use in accordance with the details approved.

All the communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for amenity purposes

Reason:

In order that all future occupiers of the dwellings hereby consented benefit from access to these spaces in perpetuity, in accordance with: the National Planning Policy Framework 2019 (in particular Chapters 5, 8, and 12); Strategic Policies 11 (Open Spaces and Wildlife) and 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

39. SCHEME OF LIGHTING FOR THE RAILWAY BRIDGE**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved plans, details of a scheme of illumination (design, materials, luminaires (including their location, luminance and orientation) along the southwestern side of the railway bridge coterminous with the northwest boundary

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of the application shall be submitted to and approved by the Local Planning Authority in liaison with Transport for London and subsequently implemented in line with the approved details.

The scheme of illumination shall be implemented and operational before the first occupation of any part of the development hereby consented.

Reason:

In order to create an enhanced, safer and more pedestrian- and cycle-friendly environment, thereby encouraging the use of alternative means of transport such as cycling and walking and reducing reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; with the Mayor of London's Healthy Streets approach; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

40. WHEELCHAIR DWELLINGS: COMPLIANCE WITH APPROVED DOCUMENT M

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

Prior to first occupation any part of the residential development hereby approved, M4 (Category 3) 'wheelchair user dwellings' specification shall be achieved in respect of:

- Unit 2_04 within the Residential East Building, as shown on approved drawing '16235_04_07_102 (Rev P3)';
- Unit 3_09 within the Residential East Building, as shown on approved drawing '16235_04_07_103 (Rev P3)';
- Unit 4_15 within the Residential East Building, as shown on approved drawing '16235_04_07_104 (Rev P3)', and;
- Unit 5_20 within the Residential East Building, as shown on approved drawing '16235_04_07_105 (Rev P3)'.

Prior to first occupation of the other 28 units within the Residential East Building and all 4 units within 15 Southwark Street, M4 (Category 2) 'accessible and adaptable' specification shall be achieved

Reason:

In order to ensure the development complies with: Policy 3.8 (Housing Choice) of the London Plan 2016, and; Strategic Policy 5 (Providing New Homes) of the Core Strategy 2011.

41. THAMES WATER: ACCOMMODATION OF ADDITIONAL WATER FLOWS

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET
AND ST MARGARET'S LANE WORKSPACE**

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Before the first occupation of any residential building within the development hereby consented, written confirmation shall be provided that either:

- all water network upgrades required to accommodate the additional flows from the development have been completed, or;
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

Reason:

The development may lead to no or low water pressure, such that network reinforcement works may be necessary to make sufficient capacity available to accommodate the anticipated additional demand arising from the new development. This is in accordance with: the National Planning Policy Framework 2019, and; Policy 5.15 (Water Use and Supplies) of the London Plan 2016.

Permission is subject to the following Compliance Condition(s)**42. OFFICE SERVICING HOURS**

Any deliveries or collections to the office development hereby consented shall only be between 08.00hrs to 20.00hrs Monday to Saturdays. No deliveries or collections shall take place on Sundays and Bank Holidays.

Reason:

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) of the Southwark Plan 2007.

43. HOURS OF USE: COMMERCIAL TERRACES

The outdoor terrace spaces connected to the commercial parts of the development hereby consented shall not be used, other than for means of escape, outside the hours of:

- 08:00 to 22:00 on any day of the week including Bank Holidays.

Reason:

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To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

44. HOURS OF OPERATION: FLEXIBLE CLASS A1/A2/A3/A4 AND D2 UNITS

The nine flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL or RETAIL/CAFÉ, shall not be carried on outside of:

- 07:00hrs to 23:00hrs on Mondays to Saturdays, and;
- 10:00hrs to 22:30hrs on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

45. HOURS OF OPERATION: CALVERT'S YARD MARKETPLACE STALLS

The use (including set-up and take-down activities) of any of the market stalls hereby consented, and which will occupy the area of Calvert's Yard shown in dashed grey line on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)', shall not be carried on outside of:

- 07:00hrs to 20:00hrs on Mondays to Saturdays, and;
- 10:00hrs to 20:00hrs on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

46. RESTRICTION: HOT FOOD PREPARATION AT CALVERT'S YARD MARKET STALLS

No cooking or preparation of any other kind of hot food shall take place from any of the market stalls within the Calvert's Yard area of the development hereby consented unless otherwise agreed with the Council.

Reason:

In order to ensure that the occupiers at the Calvert's Buildings, St Margaret's Court, 11 Southwark Street and the dwellings within Landmark Court itself are

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protected from nuisance odours or fume, in the interests of protecting their residential amenity, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of The Southwark Plan 2007.

47. RESTRICTION: MAXIMUM OF TWO COMMERCIAL UNITS TO BE USED FOR CLASS D2 PURPOSES

Of the nine flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL or RETAIL/CAFÉ, no more than two shall be used at any one time for purposes falling within the definition of Class D2 [Assembly and leisure] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To avoid an overconcentration of Class D2 uses whose cumulative effect would compromise the vitality and vibrancy of the shopping offer of the CAZ and the Borough and Bankside District Town Centre, as well as to achieve good active frontages and safeguard an appropriately diverse mix of town centre uses throughout the development site, all in accordance with: the National Planning Policy Framework 2019; Policy 2.10 (Central Activities Zone - Strategic Priorities) of the London Plan 2016, and; Policy 1.7 (Development Within Town and Local Centres) and Policy 3.3 (Urban Design) of the Southwark Plan 2007.

48. RESTRICTION: MAXIMUM OF SIX COMMERCIAL UNITS TO BE USED FOR PURPOSES OTHER THAN CLASS A1

Of the nine flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL or RETAIL/CAFÉ, no more than six shall be used at any one time for a purpose falling outside the definition of Class A1 [Shops] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To ensure an adequate proportion of the commercial units are occupied for Class A1 purposes, to enhance and consolidate the shopping offer of the CAZ and the Borough and Bankside District Town Centre, as well as to achieve good active frontages and safeguard an appropriately diverse mix of town centre uses throughout the development site, all in accordance with: the National Planning Policy Framework; Policy 2.10 (Central Activities Zone - Strategic Priorities) of the London Plan, and; Policy 1.7 (Development Within Town and Local Centres) and Policy 3.3 (Urban Design) of the Southwark Plan 2007.

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49. RESTRICTION: MAXIMUM OF TWO COMMERCIAL UNITS TO BE USED FOR CLASS A4 PURPOSES

Of the nine flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL or RETAIL/CAFÉ, no more than two shall be used at any one time for a purpose falling within the definition of Class A4 [Drinking Establishments] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To avoid an overconcentration of drinking establishments whose cumulative effect would: compromise the vitality and vibrancy of the shopping offer of the CAZ and the Borough and Bankside District Town Centre; fail to achieve a diverse mix of town centre uses throughout the development site, and; potentially harm the amenity of existing nearby residents and the future residential occupiers of the development as a result of noise disturbance particularly during the evening. This is all in accordance with: the National Planning Policy Framework; Policy 2.10 (Central Activities Zone - Strategic Priorities) of the London Plan, and; Policy 1.7 (Development Within Town and Local Centres), Policy 3.2 (Protection of Amenity), and Policy 3.3 (Urban Design) of the Southwark Plan 2007.

50. RESTRICTION: NO INSTATEMENT OF APPURTENANCES

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Council.

Reason:

To ensure such works do not detract from the appearance of the buildings in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan 2007.

51. RESTRICTION: NO INSTATEMENT OF ROOF PLANT AND OTHER ROOF STRUCTURES

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in

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the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

52. RESTRICTION: NO INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted, unless otherwise approved by the Council.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

53. RESTRICTION: NO OUTWARD OPENING DOORS

Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm.

Reason:

In the interests of pedestrian safety, in accordance with: Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007.

54. PROTECTION FROM VIBRATION

The development shall be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

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55. VERTICAL SOUND TRANSMISSION BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES IN NEW BUILD ELEMENT OF DEVELOPMENT

The habitable rooms within the development sharing a party ceiling or floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an L10 across any 5 minute period.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

56. HORIZONTAL SOUND TRANSMISSION BETWEEN RESIDENTIAL UNITS

The habitable rooms within the development sharing a party wall element with neighbouring residential units shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

57. PROTECTION OF TREES

The existing trees on site or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for

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its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: The National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

58. EXTERNAL LIGHTING

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance for the Reduction of Obtrusive Light (January 2012)

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) and Strategic Policy 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing Out Crime) of the Southwark Plan 2007.

59. OPERATIONAL WASTE AND RECYCLING MANAGEMENT STRATEGY COMPLIANCE

The measures and strategies set out in the Operational Waste and Recycling Management Strategy hereby approved (produced by AECOM, date March 2019) shall be implemented from first occupation of the development shall be adhered to throughout the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority

Reason:

To ensure that the refuse will be appropriately stored and managed within the site, and transferred to the relevant collection points at the appropriate times, thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and Policy 3.7 (Waste Reduction) of The Southwark Plan 2007.

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60. FLOOD RISK ASSESSMENT COMPLIANCE

The development hereby consented shall comply in full with the mitigation measures set out on page 11 of the Flood Risk Assessment (ref: 4232-REP-C-001, revision 2, produced by Robert Bird Group, dated 01 March 2019).

Specifically, this will require:

- The incorporation of flood resilience measures at ground floor level (up to 300mm above the Maximum Likely Water Level (MLWL) of 5.1mOD) in line with the SFRA recommendations, to include as a minimum: electrical circuitry installed at higher level with power cables being carried down from the ceiling not up from the floor level, and; water resistant materials for floors, wall and fixtures.
- A building management plan to be prepared, and put in place and made available to users of each building prior to first use of that building, defining the safe access and egress routes from the building in the event of a breach of the Thames Tidal Defences.
- The building management company to sign up to the Environment Agency's flood warning service.

Reason:

To minimise the risk to life and minimise building damage in a flood event, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment 2017.

61. AIR QUALITY ASSESSMENT COMPLIANCE

The development hereby consented shall achieve full compliance with the air quality assessment mitigation measures as detailed in AECOM Air Quality Impact Assessment (ref: 60570756, dated: March 2019).

Reason:

To protect future occupiers from poor external air quality, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.6 (Air Quality) of the Southwark Plan 2007.

62. ENERGY STRATEGY COMPLIANCE

The development hereby permitted shall be carried out in accordance with the agreed energy strategy which comprises the following documents:

- LANDMARK COURT ENERGY STRATEGY (INCLUDING APPENDICES A TO K) - REVISION V2.1 - DATED 15.11.2019 - PRODUCED BY AECOM [EXCLUDING THOSE PARTS OF THE STRATEGY AND APPENDICES SUPERSEDED BY THE ADDENDUM DATED 07.04.2020];

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- LANDMARK COURT ENERGY STRATEGY ADDENDUM (INCLUDING APPENDICES A AND B) - REVISION V1 - DATED 07.04.2020 - PRODUCED BY AECOM;
unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Policy 5.2 (Minimising Carbon Dioxide Emissions) of the London Plan 2016, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)**63. NO INTO-GROUND INFILTRATION FROM SURFACE DRAINAGE SYSTEM****BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

While the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

While the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason:

To protect against pollution of groundwater, owing to infiltrating water having the potential to cause remobilisation of contaminants present in shallow soil/made ground, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards), and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

DRAFT DECISION NOTICE**LBS Registered Number:** 19/AP/0830**Date of issue of this decision:**www.southwark.gov.uk**64. ARCHAEOLOGY REPORTING SITE WORK**

Within one year of the completion of archaeological site works, an assessment report detailing post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority. This assessment report will include details of a popular publication illustrated throughout discussing the archaeology of Landmark Court and placing it in its context within North Southwark. The works detailed in this assessment report shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in, accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

65. PILING OR OTHER FOUNDATIONAL DESIGNS USING PENETRATIVE METHODS**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil

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contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

Reason:

To protect workers, neighbours, other off-site receptors and future users of the development from potential risks associated with the use of piling where contamination is an issue, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards), and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

66. PLANT NOISE AND VALIDATION TEST**BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the Local Planning Authority for approval in writing.

b) The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

a) The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the Local Planning Authority for approval in writing.

b) The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

67. CONDITION AND RELOCATION FEASIBILITY STUDY OF PANELLING

The applicant shall undertake a Condition and Relocation Feasibility Study of the wooden panelling located between 25-33 Southwark Street and the railway viaduct. The Study shall review the feasibility of removing the wooden panelling and incorporating it into the approved scheme.

Prior to any above grade works commencing, the Study shall be submitted for approval by the Local Planning Authority.

If the Study concludes that the panelling is capable of re-use, details of the removal, restoration and incorporation within the approved scheme shall be submitted to and approved by the Local Planning Authority prior to removal of the panelling.

If the Study concludes that the panelling cannot be re-used/retained, evidence justifying the removal shall be submitted to and approved by the Local Planning Authority prior to the removal of the panelling.

Reason:

In order that the Local Planning Authority may be satisfied that salvageable features of the site that are of historic and aesthetic value can be re-used in the construction of the development, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

68. PRIORITISATION OF THE RESTORATION OF 15 SOUTHWARK STREET

BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Prior to first occupation of any of the dwellings within the Residential East Block, the restoration of no. 15 Southwark Street shall have been completed such that the commercial unit at ground/basement levels and all four dwellings are ready for occupation, and evidence of the Final Completion Certificate (or suitable alternative documentary evidence, as agreed with the Local Planning Authority) shall be submitted to for approval in writing by the Local Planning Authority.

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As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the timely restoration of no. 15 Southwark Street, which makes a positive contribution to the Borough High Street Conservation Area, all in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.15 (Conservation of the Historic Environment), 3.16 (Conservation Areas), and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Southwark Plan 2007.

Signed: ***Simon Bevan*** Director of Planning

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INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

1. **INFORMATIVE FROM THAMES WATER: REQUESTING ADVICE TO AIDE IN THE PREPARATION OF MATERIAL FOR DISCHARGING CONDITIONS**

The developer can request information to support the discharge of the Thames Water Condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

2. **INFORMATIVE FROM LONDON UNDERGROUND: REQUESTING ADVICE TO AIDE IN THE PREPARATION OF MATERIAL FOR DISCHARGING CONDITIONS**

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to demolition, excavation and construction methods. Enquiries should be directed to locationenquiries@tube.tfl.gov.uk.

3. **INFORMATIVE FROM LBS TRANSPORT POLICY TEAM: GUIDANCE FOR THE PREPARATION OF THE FINAL CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

The Final Construction Environmental Management Plan (CEMP) required by condition shall be based on the principles of the Outline Construction Environmental Management Plan submitted with the planning application (produced by A.I.A. and dated March 2019) but shall include the following items/commitments not mentioned in or addressed by the Outline Plan:

- Employing transport operators with 'Silver' standard FORS that incorporates CLOCs;
- Scheduling delivery times to be outside school arrival/departure times in addition to avoiding peak traffic hours;
- Minimising the number of articulated lorries;
- Proposing detailed noise/dust suppression measures including damping down, an undertaking to sweep the adjoining highway daily, penalties relating to delivery vehicles not complying with scheduled delivery times and construction vehicles not adhering to the agreed routing of vehicles;
- Vehicle swept path analysis;
- Confirmation of whether or not any of the adjacent parking bays would be suspended at any stage of the relevant building works, and;
- Site layout plans for each phase of the development showing loading area,

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operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement and on-site routing of vehicles.

The applicant is advised to engage with the Trustees of Borough Market in the preparation of the Final CEMP.

4. **INFORMATIVE FROM THE ENVIRONMENT AGENCY: FLOOD RESISTANCE AND RESILIENCE DESIGN TECHNIQUES**

It is strongly recommend that the applicant proceeds with the proposed flood resistance and resilience design techniques for the development as stated in section 3.2.2 in the FRA. Further information on flood resilience can be found on the following link:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf.

The Environment Agency is pleased with the proposed registration of the Agency's 'Flood Line' service within the submitted Flood Risk Assessment. Registration can be done by calling 0345 988 1188.

5. **INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT: S.278 WORKS, LIGHTING UPGRADES, SSDM AND ADOPTABILITY REQUIREMENTS**

As set out in the Section 106 Agreement to which approval of 19/AP/0830 is subject, the developer must enter into a Section 278 agreement to complete the following works:

- Repave the footway including new kerbing fronting the development on Redcross Way and Union Street.
- Construct proposed and existing crossovers.
- Reconstruct any redundant vehicle crossovers as footway along Redcross Way.
- Install any new post and signs related to the proposed vehicle entrance/exit located in Redcross due to the one way system along Redcross (special attention should be paid to the existing cycle contra-flow).
- Promote a TMO to amend parking arrangements on Redcross Way and relocate lost bays. Works to include road markings and signage.
- Change all utility covers on footway areas to recessed type covers.
- Upgrade street lighting to current LBS standards, including on private roads.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

The developer should contact to initiate discussions with the Highways Development Management Team on HighwaysDM@southwark.gov.uk. Alternatively, contact Hernan Castano, Highway Development Manager on 020 7525 4706 or Hernan.castano@southwark.gov.uk.

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The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the Section 278 application confirming this requirement.

With respect to upgrading street lighting to current LBS standards, including on private roads, please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.

The SSDM regulating plan defines the various character area designations that apply around Southwark. These character definitions dictate the palette of materials for use in the public realm. The applicant should note that the application site is located with an area designated 'World Centre'.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

5. INFORMATIVE FROM LBS TRANSPORT POLICY TEAM

The applicant should make best endeavours to optimise cycle parking provision and should aim to provide as close to the New London Plan standards as possible, which for this development would comprise 717 cycle parking spaces all contained in secure shelters, including 50 Sheffield cycle racks (providing 100) cycle parking spaces on the ground floor.

6. INFORMATIVE FROM LBS ARCHAEOLOGIST

A popular publication is a book for general public consumption, typically A5 in size and illustrated on most pages with maps etc. The popular publication for this site would be expected to place the site in the context of Roman Southwark, explain some of the archaeological background and detail what has been found around the area.

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IMPORTANT NOTES TO THE APPLICANT RELATING TO THE COUNCIL'S DECISION	
<u>Conditions</u>	
1.	If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
2.	<p>Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12</p> <p>Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal</p>
<u>Community Infrastructure Levy (CIL) Information</u>	
3.	<p>If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information, Form 2: Assumption of Liability and Form 6: Commencement Notice to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.</p> <p>Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.</p> <p>To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance: https://www.gov.uk/guidance/community-infrastructure-levy</p> <p>All CIL Forms are available to download from Planning Portal: https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5</p> <p>Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk</p>
<u>National Planning Policy Framework</u>	
4.	In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable

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suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Appeal to the Secretary of State

5. If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
6. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pes. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application from and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Purchase Notice

8. If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

Provisions for the Benefit of the Disabled

9. Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended

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	<p>1999. [Part II of the Act].</p> <p>(iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].</p>
10	<p>Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.</p>
<u>Other Approvals Required Prior to the Implementation of Planning Permission</u>	
11	<p>The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.</p>
<u>Works Affecting the Public Highway</u>	
12	<p>You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.</p>
<u>The Dulwich Estate Scheme of Management</u>	
13	<p>Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].</p>
<u>Building Regulations</u>	
14	<p>You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].</p>
<u>The Party Wall Etc. Act 1996.</u>	
15	<p>You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].</p>

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| 16 | This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers. |
|----|--|